FORECLOSURE

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FORECLOSURE

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupted under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Lakeview Loan Servicing,

as Attorney in Fact for Derrik C Allen McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT A Number: SL105-12-

All that tract or parcel of All that tract or parcel of land lying and being in Land Lot 2 of the 7th District, of GWINNETT County, Georgia, being Lot 15, Block C of Re-gal Forest, as per Plat there-of recorded in Plat Book 23, page 125, GWINNETT County, Georgia, records, which Plat is incorporated herein and made a part hereof by reference for a more detailed description: and being known as 827 Majestic Court according to the present numbering system in Gwin-nett County, Georgia. MR/mac 1/3/23 Our file no. 22-09741GA –

950-88758 12/07/2022. 12/21/2022

NOTICE OF SALE UNDER

GWINNETT GEORGIA, COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Tere-sa Blythe to Mortgage Elec-tronic Registration Systems, Inc., as grantee, as nominee for Irwin Mortgage Corpora-tion, its successors and as-signs, dated March 12, 2003, recorded in Deed Book 31623, Page 165, Gwinnett County, Georgia Gwinnett County, Georgia Records and as modified by Hecords and as modified by that certain Loan Modifica-tion Agreement recorded in Deed Book 59925, Page 712, Gwinnett County, Georgia Records, as last transferred to U.S. Bank Trust National Association, not in its indi-vidual capacity but solely as owner trustee for RCF 2 Acquisition Trust by assign-ment recorded in Deed Book ment recorded in Deed Book
60105, Page 715, Gwinnett
County, Georgia
conveying the after-described property to secure a
Note in the original principal
amount of ONE HUNDRED FORTY-FOUR THOUSAND NINE HUNDRED AND 0/100 DOLLARS (\$144,900.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash he fore the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alter-native, within the legal hours of sale on the first Tuesday in January, 2023, the follow-ing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 paying bean given).

EXHIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 185 OF
THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA,
BEING KNOWN AS LOT 16,
BLOCK C OF THE ESTATES
AT CHANDLER WOODS having been given) Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lies but taxes which are a lien, but not yet due and payable), the AT CHANDLER WOODS SUBDIVISION, UNIT 4, TRACT TWO - WEST SIDE (F.K.A. CHANDLER WOODS, F.K.A. CHANDLER OAKS) AS right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments liens encum-PLAT BOOK 105, PAGES 49 THROUGH 51, AND RE-VISED AT PLAT BOOK 109, PAGES 203 THROUGH 205, GWINNETT COUNTY, GEORbrances, zoning ordinances. restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on GIA RECORDS, SAID PLAT GIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A MORE COMPLETE DESCRIPTION. said properly will be sold uny representation, warranty or recourse against the abovenamed or the undersigned.
U.S. Bank Trust National Association, not in its individual constitutions and the said that the said

vidual capacity but solely as owner trustee for RCF 2 Ac-quisition Trust is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Selene Finance, 3501 Olympus Boulevard, 5th Floor, Cutto Finance, 2501 Olympus Boulevard, 5th Floor, Cutto Finance, 25010 Olympus Boulevard, 5th Floor, Cutto Finance, 2501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Teresa Blythe or a tenant or tenants and cald resort the property is the property is the property is Teresa Blythe or a tenant or tenants and cald resort the property is the property is the property in the property is the property in the property in the property is the property in the property in the property is the property in the property is the property in the property in the property is the property in the property in the property is the property in the property in the property is the property in the property in the property is the property in the property in the property is the property in the property in the property is the property in the property is the property in the property in the property is the property in the property in the property is the property in the property is the property in the property is the property in the property in the property is the property in the property in the property is the property in the property in the property is the property in the property in the property is the property in the property in the property is the property in the property in the property in the property is the property in the property in the property in the property is the property in the property in the property in the property is the property in the said property is more comsaid property is more com-monly known as 4161 Wyn-dham Pointe Ct, Buford, Georgia 30519. Should a conflict arise between the property address and the legal description the legal description will control.
The sale will be an

sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Ac-

owner trustee for RCF 2 Acquisition Trust
as Attorney in Fact for
Teresa Blythe
McCalla Raymer Leibert
Pierce, LLC

1544 Old Alabama Road Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND

CEL OF LAND LYING AND BEING IN LAND LOT 2 OF THE 1ST DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING LOT 37, BLOCK A, WYNDHAM PARK SUBDIVISION, UNIT THREE, AS PER PLAT RECORDED IN PLAT BOOK 74, PAGE 129, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. BY REFERENCE

Our file no. 22-09745GA -FT8 950-88742 12/07/2022, 12/21/2022, 12/14/2022.

12/28/2022

NOTICE OF SALE UNDER GWINNETT Under and by virtue of the Power of Sale contained in a Security Deed given by Tandessa Jackson to Wells Fargo Bank, N.A., dated November 23, 2009, record-

ed in Deed Book 49839,

Georgia Records, conveying

Gwinnett County

FORECLOSURE

brances, zoning ordinances

restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securi-

trose superior to the security
Deed first set out above.
Said property will be sold on
an "as-is" basis without any
representation, warranty or
recourse against the abovenamed or the undersigned.
Wells Fargo Bank, N.A. is
the holder of the Security
lead to the property in ac-

Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full au-

thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306, 1-800-416-1472.

Note, however, that such entity is not required by law

to negotiate, amend or modi-fy the terms of the loan. To the best knowledge and belief of the undersigned,

the party in possession of the property is Tandessa Jackson or a tenant or ten-ants and said property is more commonly known as 1935 Cutleaf Creek Road, Frances Google 20017

Grayson, Georgia 30017.
Should a conflict arise between the property address and the legal description the legal description will control.
The sale will be conducted children in the conducted of the conflict of the conf

subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code and (2) to final con-timation of the

firmation and audit of the status of the loan with the

holder of the security deed.
Wells Fargo Bank, N.A.
as Attorney in Fact for
Tandessa Jackson

McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

www.foreclosurehotline.net *Auction services provided

by Auction.com (www.auc-

PLAT RECORDED AT

MR/ca 1/3/23 Our file no. 22-09773GA –

NOTICE OF SALE UNDER

COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by John Ayarbah to Mortgage Electronic Registration Systems,

Inc., as grantee, as nominee for KB HOME Mortgage Company, its successors and assigns, dated August

25, 2004, recorded in Deed

25, 2004, recorded in Deed Book 39643, Page 105, Gwinnett County, Georgia Records and as modified by that certain Loan Modification Agreement recorded in Deed Book 59462, Page 382, Gwinnett County, Georgia Records, as last transferred Wells Erron Book M.A.

Wells Fargo Bank, N.A.

by assignment recorded in Deed Book 51396, Page 455, Gwinnett County, Geor-

455, Gwinnett County, Georgia Records, conveying orte after-described property to secure a Note in the original principal amount of ONE HUNDRED FIFTY-THREE THOUSAND ONE HUNDRED TWENTY-SIX AND 0/100 DOLLARS (\$153,126.00),

DOLLARS (\$153,126.00), with interest thereon as set forth therein, there will be sold at public outcry to the

highest bidder for cash be-

fore the courthouse door of

Gwinnett County, Georgia, or at such place as may be law-fully designated as an alter-native, within the legal hours

of sale on the first Tuesday in January, 2023, the follow-ing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART

The debt secured by said

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale as provided in the Security

and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the

not yet due and payable), the right of redemption of any

taxing authority, any matters which might be disclosed by

an accurate survey and in-spection of the property, any assessments, liens, encum-

brances, zoning ordinances,

restrictions, covenants, and

any matters of record in-cluding, but not limited to,

12/07/2022, 12/21/2022,

GWINNETT

950-88731

12/14/2022, 12/28/2022.

GEORGIA.

POWER

Roswell, GA 30076

tion.com) EXHIBIT A

to secure a Note in the origi-nal principal amount of ONE HUNDRED FORTY-TWO ty Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Wells Fargo Bank, N.A. is the holder of the Security THOUSAND SEVEN DRED EIGHTY-NINE AND 0/100 DOLLARS (\$142,789.00), with interest thereon as set forth therein, Deed to the property in ac-cordance with OCGA § 44-14-162.2. The entity that has full authere will be sold at public outcry to the highest bidder outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in January, 2023, the following described property:

FORECLOSURE

Ine entity trait has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Wells Fargo Bank, N.A., PO Box 10335, Des Moines, IA 50306, 1-800-416-1472.

Note, however, that such entity is not required by law to negotiate amend or modiscribed property: SEE EXHIBIT A ATTACHED to negotiate, amend or modi-HERETO AND MADE A PART to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is John Ayarbah or a tenant or tenants and said property is more commonly known as 499 Leaflet lves Drive, Lawrenceville, Georgia 30045. Should a conflict arise between the **HEREOF** The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this conflict arise between the property address and the lesale will be made for the

sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 baying hear given) property address and the legal description will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupt-Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but ed under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. Wells Fargo Bank, N.A. not yet due and payable) the as Attorney in Fact for not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encum-

John Ayarbah McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net *Auction services provided y Auction.com (www.auc-

EXHIBIT A
ALL THAT TRACT OR PARCEL OF LAND LYING AND
BEING IN LAND LOT 185 OF
THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA,
BEING KNOWN AS LOT 38,
BLOCK A,OF CHANDLER
WOODS, TRACT ONE -EAST WOODS, TRACT ONE -EAST SIDE, UNIT 1, PARCEL ON AS PER PLAT RECORDED AT PLAT BOOK 99, PAGE 23, AND ALL REVISIONS OF SAID PLAT RECORDED AS OF THE DATE OF RECORDING OF THIS DEED, IF ANY, GOWINNETT COUNTY, GEORGIA RECORDS, SAID PLAT AND ALL REVISED PLATS, IF ANY, BEING INCORPORATED HEREIN AND MADE A PART HEREOF BY REFEREIT FOR FOR A MORE COM-ENCE FOR A MORE COM-PLETE DESCRIPTION OF CAPTIONED PROPERTY AND BEING IMPROVED AND BEING IMPROVED
PROPERTY KNOWN AS 499
LEAFLET IVES DRIVE,
LAWRENCEVILLE, GA.
30045 ACCORDING TO THE
PRESENT SYSTEM OF
NUMBERING HOUSES IN
GWINNETT COUNTY, GEOR-

MR/mac 1/3/23 Our file no. 22-09818GA –

950-88722 12/07/2022, 12/14/2022 12/21/2022, 12/28/2022 NOTICE OF SALE UNDER POWER GEORGIA.

GWINNETT COUNTY
Under and by virtue of the
Power of Sale contained in a Security Deed given by Matthew Humphrey to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Fairway Inde-pendent Mortgage Corporation, its successors and astion, its Successors and as-signs, dated October 17, 2014, recorded in Deed Book 53195, Page 179, Gwinnett County, Georgia Records, as last transferred to Freedom Mortgage Corporation by assignment record-ed in Deed Book 60155

Page 264, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the origi-nal principal amount of ONE HUNDRED SIXTY-SIX THOUSAND TWO HUNDRED (\$166,250.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be Jawfully. place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in Jan-uary, 2023, the following de-

scribed property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART HFRF0F debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failsible events of detault, and ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to 0.C.G.A. § 13-1-11 beging hear given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encum-brances, zoning ordinances, restrictions, covenants, and any matters of record in-cluding, but not limited to, those superior to the Securi-ty Deed first set out above.

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Freedom Mortgage Corporation is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to proportions a property that he was the control of the cont

thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Freedom Mortgage Corporation, 10500 Kinkaid Dr. Ste. 300, Fishers, IN 46037, 855-690-5900

690-5900. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. To the best knowledge and belief of the undersigned. the party in possession of the property is Matthew Humphrey and Erin A. Humphrey or a tenant or tenants and said property is more commonly 3240 Battlement Circle, Loganville, Georgia 30052. Should a conflict arise between the property address and the legal description the legal description the legal description the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcv Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Freedom Mortgage Corpo-

as Attorney in Fact for Matthew Humphrey McCalla Raymer Leibert

FORECLOSURE

1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net **FXHIBIT A**

All that tract or parcel of All that tract or parcel of land lying and being in Land Lot 157 of the 5th District, Gwinnett County, Georgia, being Lot 11, Block A, Wat-son Mill Subdivision, according to plat of survey recorded in Plat Book 102, Pages 256-260, Gwinnett County, Georgia Records, which plat and the record are incorporated therein by reference thereto. MR/ca 1/3/23 Our file no. 22-09853GA

950-88708 12/07/2022. 12/14/2022 12/21/2022, 12/28/2022.

NOTICE OF SALE UNDER POWER GEORGIA, COUNTY GWINNETT Under and by virtue of the Power of Sale contained in a Security Deed given by John M Cole and Connie Sue Cole to Mortgage Electronic Registration Systems, Inc., as istration Systems, Inc., as grantee, as nominee for RBC Centura Bank, its successors and assigns, dated September 20, 2006, recorded in Deed Book 47060, Page 361, Gwinnett County, Georgia Records, as last transferred to PMC Bank National Associations of the County of to PNC Bank, National Association by assignment recorded in Deed Book 59017, Page 215, Gwinnett County, Georgia Records, County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED NINETY-SIX THOUSAND AND 0/100 DOLLARS (\$296,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett Country, Georgia, or at such

County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in January, 2023, the following described property:

SEE EXHIBIT A ATTACHED

JEPETTO AND MADE A DADY HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note

County, Georgia, or at such

and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law including as provided in the Security Deed and by law, including attorney's fees (notice pur-suant to 0.C.G.A. § 13-1-11 having been given). Said property will be sold subject to any outstanding ad valorem taxes (including layer which are a lien but

taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, zoning ordinances, contributions appropriate and contributions of the property and the proper prances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or repourse against the above. recourse against the above-

named or the undersigned. PNC BANK, NATIONAL AS-SOCIATION is the holder of the Security Deed to the

property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is:

NC Rapk N A 2323 New-PNC Bank, N.A., 3232 New mark Drive, Miamisburg, OH 45342, 800-523-8654.
Note, however, that such entity is not required by law

o negotiate, amend or modi fy the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is John M Cole and Connie Sue Cole or a tenant or tenants and said property is more commonly known as 2120 Versailles Place, Lawrenceville, Geor-gia 30043. Should a conflict arise between the property address and the legal de

address and the legal description will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankrupted under the U.S. Bankrupt-cy Code and (2) to final con-firmation and audit of the status of the loan with the holder of the security deed. PNC BANK, NATIONAL AS-SOCIATION

as Attorney in Fact for John M Cole and Connie Sue Cole McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road

Roswell, GA 30076

www.foreclosurehotline.net EXHIBIT A All that tract or parcel of All that tract of parcel of land lying and being in Land Lot 57 of the 7th District, Gwinnett County, Georgia, being Lot 16, Block B, Fontainebleau Subdivision, Unit One, as per plat thereof recorded in Plat Book 45, page 260, Gwinnett County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this descrip-

MB/chr 1/3/23 Our file no. 22-09870GA -12/07/2022, 12/21/2022,

NOTICE OF SALE UNDER GWINNETT

12/28/2022 POWER GEORGIA, COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Aquana Goodwin to Mort-gage Electronic Registration Systems, Inc., as grantee, as nominee for Neighborhood Mortgage, Inc., its succes

Notified By His., his studes-sors and assigns, dated July 14, 2017, recorded in Deed Book 55275, Page 2, Gwin-nett County, Georgia Records and as modified by that certain Loan Modificathat certain Loan Modifica-tion Agreement recorded in Deed Book 56530, Page 703, Gwinnett County, Georgia Records, as last transferred to Pingora Loan Servicing LLC by assignment recorded in Deed Book 56151, Page 724, Gwinnett County, Georgia 724, Gwinnett County, Geor-gia Records, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED FORTY-FIVE THOUSAND EIGHT DRED AND 0/100 DOLLARS (\$345,800.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the court-house door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative within the legal hours of sale on the first Tuesday in Jan**FORECLOSURE**

uary, 2023, the following de-scribed property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART entity is not required by lay to negotiate, amend or modi-fy the terms of the loan. To the best knowledge and belief of the undersigned

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failthe party in possession of the property is Darlane B. Sanders and Tyrone F. Sanders or a tenant or tenants and said property is ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt more commonly known as 4635 Riversound Drive, Snellville, Georgia 30039. Should a conflict arise beremaining in default, this sale will be made for the tween the property address and the legal description the sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having hear given). legal description the legal description the legal description will control. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

THE BANK OF NEW YORK having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including

FORECLOSURE

taxes which are a lien, but

MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEnot yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by HOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2005-16 which might be disclosed by an accurate survey and in-spection of the property, any assessments, liens, encumas Attorney in Fact for Darlane B. Sanders and Ty-Darlane B. Sanders and Ty-rone F. Sanders McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 brances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Securi-Those superior to the decline to be defined as the best of the sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned. www.foreclosurehotline.net **FXHIBIT A** All that certain tract or par-cel of land lying and being in Land Lot 27 of the 6th District, Gwinnett County, Georgia being Lot 38, Block G, The Moorings Subdivision. Unit Four, according to the plat recorded in Plat Book 48, Page 24, Gwinnett County, Georgia, Becords, which Pingora Loan Servicing LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. ty, Georgia Records, which plat is incorporated herein

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Flagstar Bank, F.S.B., 5151 Corporate Drive, Troy, MI 48098, 800-945-7700. by reference.
Subject to the Declaration of Protective Covenants for The Moorings Unit IV Subdivision, by document recorded in August 22, 2002 in Book 28491, Page 15 in the Clerk's Office of the Superior Court for Gwinnett County, Georgia Note however that such to negotiate, amend or modify the terms of the loan.

To the best knowledge and

belief of the undersigned, the party in possession of the property is Aquana Goodwin and Gregory Raf-fington or a tenant or tenants and said property is more commonly known as 139 Oatgrass Dr, Grayson, Georgia 30017. Should a conflict arise between the property address and the legal description the legal description the legal description.

tion will control The sale will be conducted subject (1) to confirmation that the sale is not prohibit-ed under the U.S. Bankrupt-cy Code and (2) to final confirmation and audit of the status of the loan with the Pingora Loan Servicing LLC as Attorney in Fact for Aquana Goodwin

Aquana Goodwin McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehottine.net EXHIBIT A All that tract or percel of

All that tract or parcel of All that tract of parcer of land lying and being in Land Lot 169 of the 5th District, Gwinnett County, Georgia, being Lot 11, Block A, Wheatfields Reserve Subdivision, Phase 4, as per plat recorded in Plat Book 122, 220-221 Pages 220-221, Gwinnett County, Georgia Records, which plat is incorporated herein by reference and made a part of this descrip-MB/ca 1/3/23

Our file no. 22-09892GA - FT18

950-88761 12/21/2022. 12/28/2022 NOTICE OF SALE UNDER

POWER GEORGIA. GWINNETT COUNTY

recorded in Deed Book 47650, Page 58, Gwinnett County, Georgia Records, as last transferred to Wells Fargo Bank, N.A. as Trustee for the MASTR Asset Backed Securities Trust 2007-NCW Mortgage Pass-Through Certificates Series 2007-NCW by assignment recorded in Deed Book 51513, Page 334, Gwinnett County, Georgia Records, conveying the Under and by virtue of the Power of Sale contained in a Security Deed given by Darlane B. Sanders and Tyrone F. Sanders to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee gia Records, conveying the after-described property to secure a Note in the original principal amount of SIXTYprincipal amount of SIÄTY-FOUR THOUSAND ONE HUNDRED NINETY-TWO AND 0/100 DOLLARS (\$64,192.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County Georgia or at such successors and assigns, dated November 1, 2005, recorded in Deed Book 45217, Page 120, Gwinneld County, Georgia Records, as last transferred to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, NOT IN ITS INDIVIDUAL CA-NOT IN TIS INDIVIDUAL CAP PACITY BUT SOLELY AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLD-ERS OF THE CWABS INC., ASSET-BACKED CERTIFI-CATES, SERIES 2005-16 by assignment recorded in County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in January 2003, the following the sale of the sale uary, 2023, the following deassignment recorded in Deed Book 50787, Page 611, Gwinnett County, Georgia Records, conveying the af-

scribed property:
SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART Hecords, conveying the after-described property to secure a Note in the original principal amount of THREE HUNDRED NINETY-THEE THOUSAND AND 0/100 DOLLARS (\$393,000.00), with interest thereon as set of the theory than the second property of the second p The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, at such place as may be lawat such place as may be law-fully designated as an alter-native, within the legal hours of sale on the first Tuesday in January, 2023, the follow-ing described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HERECO

and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to 0.C.G.A. § 13-1-11 having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters PART HEREOF The debt secured by said Security Deed has been and is hereby declared due because of, among other pos-sible events of default, failtaxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and ure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the any matters of record in-cluding, but not limited to, those superior to the Securi-ty Deed first set out above. Said property will be sold on purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 an "as-is" basis without any representation, warranty of having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including

representation, warranty or recourse against the above-named or the undersigned. Wells Fargo Bank, N.A. as Trustee for the MASTR As-set Backed Securities Trust 2007-NCW Mortgage Pass-Through Certificates Series 2007-NCW is the holder of the Security Deed to the property in accordance with taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and in property in accordance with OCGA § 44-14-162.2. OCGA § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Specialized Loan Servicing LLC, 6200 S. Quebec St., Suite 300, Greenwood Village, CO 80111, 800-306-6059. spection of the property, any assessments, liens, encum brances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Securithose superior to the security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the abovenamed or the undersigned.

THE BANK OF NEW YORK
MELION LEATHE BANK OF Note, however, that such entity is not required by law to negotiate, amend or modi THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEF FOR THE CERTIFICATE-HOLDERS OF THE CWABS INC. ASSET-BACKED CERTIFICATES, SERIES 2005-16 is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authors and the security of the se

The entity that has full au-

(800) 365-7107.

to regulate, ainfall of infoli-fy the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Seung Ah Kim and Seung Jun Kim or a tenant or tenants and said property is more commonly known as 1398 Centerville Drive, Buford, Georgia 30518. Should a conflict arise between the property address and the legal description the legal description will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibit.

the entity that last bill and and thority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Shellpoint Mortgage Servicing, 55 Beattie Place, Suite 110, Greenville, SC 29601, 1000 365 7107 that the sale is not prohibit-ed under the U.S. Bankrupt-Note, however, that such cy Code and (2) to final con

firmation and audit of the status of the loan with the holder of the security deed. Wells Fargo Bank, N.A. as Trustee for the MASTR As-set Backed Securities Trust 2007-NCW Mortgage Pass-Through Certificates Series 2007-NCW

as Attorney in Fact for as Attorney in Fact to Seung Ah Kim McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30076 www.foreclosurehotline.net FYHIRT A

EXHIBIT A ALL THAT TRACT OR PAR-ALL HAI I HACT OF PAR-CEL OF LAND LYING AND BEING IN LAND LOT 230 OF THE 7TH DISTRICT, GWIN-NETT COUNTY, GEORGIA, BEING LOT 3, HIGHLAND CREEK, UNIT ONE, AS PER CREEK, UNIT ONE, AS PER PLAT RECORDED IN PLAT BOOK 113, PAGE 112-115, GWINNETT COUNTY, GEOR-GIA RECORDS, SAID PLAT BEING INCORPORATED BEING INCORPORATED HEREIN AND MADE REFER-

ENCE HERETO.

Subject to that certain security deed from Seung Ah Kim to Mortgage Electronic Registration Systems, Inc., Registration Systems, Inc., as grantee, as nominee for New Century Mortgage Corporation, its successors and assigns, dated February 20, 2007 and recorded in Deed Book 47650, Page 36, Gwinter County Georgia County, cords

tions.

MR/ca 1/3/23 Our file no. 5618119 – FT7 950-88771 12/07/2022 12/21/2022, 12/14/2022 12/28/2022

Notice of Sale Under Power Georgia, GWINNETT County

Georgia. The above description is

the same as found in prior deed of record as a bound-ary line survey was not done at the time of this con-

Being the same property

Gwinnett County, Georgia

all

This conveyance is subject

restrictions

ments, setback lines, and other conditions shown of record in the Clerk of Supe-

rior Court's Office for Gwin-

nett County, Georgia. MR/mac 1/3/23

950-87966

12/14/2022.

12/28/2022

POWER GEORGIA.

COUNTY

veyance.

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by B2 PROPERTY SOLU-TIONS, LLC to OWANDI CAPITAL, LLC, dated June 24, 2022, and recorded in Deed Book 60098, Page 893, GWINNETT County, Georgia records, conveying the after-described property to secure a Note of even date in the original principal amount of Deed to Secure Debt given original principal amount of \$260,000.00, with interest at the rate specified therein, there will be sold by the un-dersigned at public outcry to the highest bidder for cash conveyed to Darlane B.
Sanders and Tyrone F.
Sanders, joint tenants with
rights of survivorship form
Steven W. Greenberg and
Leslie J. Greenberg by warranty deed dated September the highest bidder for cash before the Courthouse door of GWINNETT County, Georgia, within the legal hours of sale on the first Tuesday in January, 2023, to wit: January 3, 2023, the following described property: All that tract or parcel of land lying and being in Land Lot 123, 6th District, Gwinnett County, Georgia, and being 30, 2004 and recorded Octo-ber 11, 2004 in Book 40159, Page 149 in the Clerk of Su-perior Court's Office for oth District, swilliest County, Georgia, and being known as Lot 10, Block C, Nantucket Subdivision, as per plat recorded in Plat Book 1, Page 268, Gwinnett County, Georgia Records, which plat is incorporated herein and made a part hereof by reference Tax

....viriac 1/3/23 Our file no. 51624807 -FT18 Interim and made a part thereof by reference. Tax ID#: R6123-077. Subject to any Easements or Restric-tions of Record. The debt secured by said Deed to Se-cure Debt has been and is hereby declared due be-12/07/2022 12/21/2022, NOTICE OF SALE UNDER cause of, among other pos-sible events of default, fail-ure to pay the indebtedness as and when due and in the manner provided in the Note GWINNETT Under and by virtue of the Power of Sale contained in a Security Deed given by Se-ung Ah Kim to Mortgage and Deed to Secure Debt. The debt remaining in de-fault, this sale will be made for the purpose of paying the same and all expenses of Electronic Registration Systems, Inc., as grantee, as nominee for New Century Mortgage Corporation, its successors and assigns, datthis sale, as provided in the Deed to Secure Debt and by law, including attorneys fees (notice of intent to collect at-torneys fees having been given). Said property is commonly known as 4777 Nantucket Drive, Southwest, ed February 20, 2007, recorded in Deed Book Lilbum, 6A 30047, together with all fixtures and personal property attached to and constituting a part of said property. To the best knowledge and belief of the undersized the said property attached to the undersized the said property and personal property attached to and property attached to an administration and property attached to an administration attached to an administration attached to a personal property attached to an administration attached to a personal property attached to a pe signed, the party (or parties) in possession of the subject property is (are): B2 Property Solutions, LLC or tenant or tenants. Said property will be sold subject to (a) any outstanding ad valorem tax-es (including taxes which are a lien, but not yet due and payable), (b) any mat-ters which might be disclosed by an accurate survey and inspection of the prop-erty, and (c) all matters of record superior to the Deed to Secure Debt first set out

above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted or the conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankrupt-cy Code; (2) O.C.G.A. Section 9-13- 172.1; and (3) final confirmation and audit of the status of the loan with the status of the loan with the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain proce-dures regarding the rescis-sion of judicial and non-judision of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the pre-ceding paragraph. Pursuant to O.C.G.A. Section 44-14-162.2, the entity that has full authority to negotiate, amend and modify all terms amend and modify all terms of the mortgage with the debtor is: Owandi Capital, LLC, 1926 Hosea L. Williams, Drive SE. Unit 170342, Atlanta, Georgia 30317. Note that pursuant to 0.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to neguitate, amend, or modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS DEBT COLLECTOR AT-DEBT COLLECTOR AT-TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. Owan-di Capital, LLC as attorney in fact for B2 Property Solu-tions, LLC. The Gurvey Law Group, PC 1934 N. Druid Hills, Suite B, Brookhaven, GA 30319. 404.997.8569 12/7,14,21,28,2022

> STATE OF GEORGIA COUNTY OF GWINNETT NOTICE OF SALE UNDER POWER

950 88855 12/7,14,21,28,

Because of a default under the terms of the Security Deed executed by Bernard L. Bearry Jr. and Katheryn M. Maxwell to American Na-tional Financial, Inc. dated July 15, 1994, and recorded in Deed Book 10529, Page Gwinnett Count Records, said Security Deed having been last sold, as-signed, transferred and consigned, transferred and conveyed to Nationstar Mort-gage LLC d/b/a Mr. Cooper, securing a Note in the origi-nal principal amount of \$87,883.00, the holder thereof pursuant to said Deed and Note thereby se cured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, January 3, 2023, during the legal hours of sale, before the

FORECLOSURE

Courthouse door in said County, sell at public outcry to the highest bidder for with legal requirements and the terms of the above note and Deed. and uped. The property will be sold subject to any and all unpaid taxes, assessments, and restrictions and easements of record, if any. Pursuant to 0.C.G.A. Section 9-13-172.1, which allows for certain procash, the property described in said Deed, to-wit: All that tract of parcel of land lying and being in Land Lot 134 of the 7th District, Gwinnett County, Georgia, being known as Lot 3, Block C which allows for certain pro-Rock Springs, Unit One, as per plat recorded in Plat Book 38, page 18, Gwinnett County, Georgia Records, which plat is hereby incorrescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreporated herein by reference.
This property is also known as 2450 Mitchell Road, closure documents may not he provided until final confirmation and audit of the sta-tus of the loan as provided immediately above. TOUCHMARK NATIONAL Lawrenceville, Georgia 30243. Said property is known as **2450 Mitchell** Road, Lawrenceville, GA 30043, together with all fix-tures and personal property attached to and constituting a part of said property, if BANK

By: Robert Jackson Wilson Robert Jackson Wilson, PC 295 South Culver Street, Suite C Lawrenceville, GA 30046

any. Said property will be sold subject to any outstand-(770) 962-9780 Attorney for Touchmark National Bank 950 88827 12/7,14,21,28, 2022 ing ad valorem taxes (in-cluding taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing au-

NOTICE OF SALE UNDER POWER GEORGIA, GWINNETT COUNTY

thority, any matters which might be disclosed by an accurate survey and inspection curate survey and inspection of the property, any assess-GWINNETT COUNTY
By virtue of a Power of Sale
contained in that certain Security Deed from CHRISTOPHER B. BENTON AKA
CHRISTOPHER BRENT BENTON to OLYMPIA MORTGAGE CORP. DBA O.M.C.
MORTGAGE CORP., dated
March 1 2002 recorded ments, liens, encumbrances, zoning ordinances, restric-tions, covenants, and matters of record superior to the Security Deed first set out above. The proceeds of said sale will be applied to the payment of said indebted-ness and all expenses of ness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) March 1, 2002, recorded March 15, 2002, in Deed Book 26710, Page 264 (see also affidavit at Book 52344. also affidavit at Book 52344,
Page 894), Gwinnett County,
Georgia Records, said Security Deed having been given
to secure a Note of even
date in the original principal
amount of One Hundred
Forty-Eight Thousand Four
Hundred Eighty-Seven and
00/100 dollars to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of Katheryn M. Maxwell and Bernard L. Bearry, Jr., successor in interest or tenant (\$148,487.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to LoanCare,LLC, there will be cessor in interest or tenant (s). Nationstar Mortgage LLC as Attorney-in-Fact for Bernard L. Bearry Jr. and Katheryn M. Maxwell File no. 20-076655 LOGS LEGAL GROUP LLP* Attorneys and Counselors at Law 211 Perimeter Center Parkway, N.E., Suite 300 Atlanta, GA 30346 (770) 220-235/GB sold at public outcry to the highest bidder for cash at ingliest bloder for cash at the Gwinnett County Court-house, within the legal hours of sale on the first Tuesday in January, 2023, all proper-ty described in said Security N.E., SUITE 300 ATIANTA, GA 30346 (770) 220-2535/GR https://www.logs.com/ *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY IN-FORMATION OBTAINED ty described in Said Security
Deed including but not limited to the following described
property: ALL THAT TRACT
OR PARCEL OF LAND LYING
AND BEING IN LAND LOT
113 OF THE 6TH DISTRICT
OF GWINNETT COUNTY,
GEORGIA BEING LOT 21 WILL BE USED FOR THAT OF GWINNETT COUNTY, GEORGIA, BEING LOT 21, BLOCK A, UNIT TWO OF CASA LOMA SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 6, PAGE 287, RECORDS OF GWINNETT COUNTY, GEORGIA, WHICH PLAT IS BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF. Said legal description being controlling, however the

By virtue of the power of sale contained in a Deed to sale contained in a Deed to Secure Debt from Beer Re-public Brewing, LLC, to Touchmark National Bank dated May 29, 2019, and recorded May 31, 2019 in Deed Book 56627, Page 63, Gwinnett County, Georgia records, conveying the after described property to secure controlling, however the property is more commonly known as **482 Gregg Drive**, **Lilburn**, **GA 30047**. The indebtedness secured by said described property to secure a note in the original princi-Security Deed has been and is hereby declared due be-cause of default under the terms of said Security Deed. The indebtedness remaining pal amount of \$5,000,000.00 with interest at the rate specified therein, there will be offered for sale at public outcry to the highin default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys fees (notice to collect same having been

lect same having beer given) and all other payments provided for under

the terms of the Security

Deed. Said property will be sold on an as-is basis without any representation, war-

ranty or recourse against the

above-named or the under-

signed. The sale will also be subject to the following items which may affect the

title: any outstanding ad val-

orem taxes (including taxes which are a lien, whether or

not now due and payable); the right of redemption of any taxing authority; matters

which would be disclosed by

an accurate survey or by ar an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other

matters of record superior to

matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in pos-session of the property is CHRISTOPHER B. BENTON AKA CHRISTOPHER BRENT PENTON LAKENYA

BENTON, LAKENYA LAVIE-DA GIADONA JANA BENTON, or tenants(s). The sale

will be conducted subject (1)

to confirmation that the sale

is not prohibited under the

U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the

require a secured creditor to

negotiate, amend, or modify

the terms of the mortgage instrument. LOANCARE,LLC as Attorney in Fact for CHRISTOPHER B. BENTON AKA CHRISTOPHER BENT

BENTON THE BELOW LAW

FIRM MAY BE HELD TO BE

ACTING AS A DEBT COL-LECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMA-TION OBTAINED WILL BE

TION OBTAINED WILL BE USED FOR THAT PURPOSE.

(877) 813-0992 Case No. LNC-17-06831-17 Ad Run

Dates 12/07/2022, 12/14/2022, 12/21/2022,

bidder for cash before the Courthouse door of said County at the Gwinnett County Courthouse, during the legal hours of sale on the first Tuesday in January, namely, January 3, 2023, the following described proper-

PURPOSE. 950-87225 12/7,14,21,28, 2022

NOTICE OF SALE

STATE OF GEORGIA GWINNETT COUNTY

UNDER POWER

All that tract or parcel of land lying and being in Land Lot 146 of the 5th District, Gwinnett County, Georgia, in more particularly described as follow:

Beginning at a nail set at the intersection of the southerly right of way of Born Street (having a 50 foot right of way) with the easter-ly right of way of North Clayton Street (having a 60 foot right of way); traveling then North 89 degrees, 48 minutes, 56 seconds East for a distance of 402.64 feet along the southerly right of way of Born Street to an iron pin at that intersection of the westery right of way of Chestnut erly right of way of Chestnut Street (right of way varies); Thence South 11 degrees 41 minutes 12 seconds East for a distance of 191.35 feet along the westerly right of way of Chestnut Street to a point: Thence north 80 degrees

22 minutes 48 seconds East for a distance of 11.02 feet to a point on the westerly right of way of Chestnut Street; Thence South 06 degrees 10 minutes 33 seconds East a distance of onds East a distance loan with the holder of the security Deed. The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: LoanCare, LLC, Loss Mitigation Dept., 3637 Sentara Way, Virginia Beach, VA 23452, Telephone Number: 800-909-9525. Nothing in 0.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to

115.45 along said right of way to an iron pin;
Thence South 84 degrees 28 minutes 07 seconds West for a distance of 217.14 feet leaving said right of way to a flat iron; Thence North 08 degrees 25 minutes 53 sec-onds West for a distance of 9.85 feet to an axle; Thence North 03 degrees 59 minutes 16 seconds West for a distance of 90.36 feet to a point; Thence North 06 de-grees 24 minutes 12 seconds West for a distance of 16.10 feet to a point; Thence South 83 degrees 50 min-utes 39 seconds West for a distance of 221.60 feet to a concrete monument on the easterly right of way of North Clayton Street; Thence North Odyton Street; mence North 04 degrees 41 min-utes 39 seconds West for a distance of 228.61 feet along the easterly right of way of North Clayton Street to a nail set at the Point of Beginning, said tract containing 2.543 acres more or less. Said property being commonly known as 394 N. Clayton Street, Lawrenceville. Geomia

Attorney Contact: Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 20071 Telephone Number No. Lawrenceville. **Georgiá** aid Deed 30046. The aforesaid Deed secures any other or future indebtedness of the Grantor therein specified, including

any renewal thereof.

The indebtedness secured by said Deed has been declared due and payable by reason of default under the requisitions of said Deed and Deed and provisions of said Deed, and the terms of the note or notes secured thereby, and sale will be made for the purpose of applying the proceeds thereof toward ex-penses of sale, including at-torneys fees, payment of the indebtedness and interest indebtedness and interest thereon, and any balance re-maining shall be applied as provided by law. John F. Beaumont is the individual designated who shall have designated with shall naveled amend and modify all terms of the mortgage. Note, however, that such an individual is not required by law to negotiate, amend or modify the terms of the loan.

gottate, amend of induity the terms of the loan.
2 The property will be sold as the property of Beer Republic Brewing, LLC who to the best of the undersigned's knowledge and be-lief, is the party in posses-sion of the property.

Notice has been given of intention to enforce provi-sions for collection of attor-

nevs' fees and expenses of

foreclosure in accordance

950 88928 12/7,14,21,28, 2022 **Notice of Sale Under Power**

Georgia,
GWINNETT County
Under and by virtue of the
Power of Sale contained in a
Deed to Secure Debt given
by ONICA BLAIZE to Mortby ONICA BLAIZE to Mort-gage Electronic Registration Systems, Inc. as nominee for Carrington Mortgage Services, LLC, dated November 7, 2018, and recorded in Deed Book 56250, Page 345, GWIN-NETT County, Georgia records, and last assigned to Carrington Mortgage Ser-Carrington Mortgage Services, LLC in Book 56791 Page 442, conveying the after-described property to secure a Note of even date in the original principal amount of \$332,459.00, with interest at the rate specified therein there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of GWINNETT County, Georof GWINNETT County, Georgia, within the legal hours of sale on the first Tuesday in January, 2023, to wit: January 3, 2023, the following described property: ALL THAT TRACT OR PARCE OF LAND LYING AND BEING IN LAND LOT 28 OF THE 6